



# Howard Planning and Zoning Minutes



## MINUTES

### HOWARD COUNTY PLANNING & ZONING

November 14, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 14<sup>th</sup> of November, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office.

Roll call showed 6 members present: Terry Spilinek, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Ron Kulwicki, and Jack Reimers. Those absent were: Lauren Scarborough, Dave Sack and Daryl Anderson. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Acting Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Randy Kauk and 2<sup>nd</sup> by Ron Kulwicki to approve the Minutes of the September 19, 2012 meeting. The motion carried on a unanimous voice vote.

Old business: None.

At 7:05 P.M. the first item on the Agenda was a Single Lot Subdivision Application by Merlin and Bonnie Brenden, named the **Brenden Subdivision** in the E1/2 of the NW ¼ of Section 5-15-9W of the 6<sup>th</sup> P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerks office. Kay Meyer was present for the board to answer any questions. No one was present in favor or opposition to subdivision. Kay explained this is the current residence and confirmed the old trailer house is gone. A motion was made by Jeff Christensen and 2<sup>nd</sup> by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 8:15 P.M. the second item on the Agenda was a Single Lot Subdivision Application by Stephen J. Newlon and Maura J. Newlon, and the estate of Lucille Newlon Co-Personal Representatives Stephen Newlon, Thomas Newlon, Cynthia Thomason and Jeffrey Newlon, named the **Newlon Subdivision** in the SE ¼ of Section 3-14-9W of the 6<sup>th</sup> P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Barb Wroblewski was present to answer questions by the board. Administrator Trumler explained this is a former Subdivision named Newlon Site Subdivision. Barb explained the reason for the subdivision is the correction of markers, rectangle didn't close completely and adding 10 feet to the west side, my main concern is with the register of deeds that there are not two subdivisions. Administrator Trumler explained when we file this it will be noted as Newlon Site has been corrected and renamed Newlon Subdivision. A motion was made by Ken Kozisek and 2<sup>nd</sup> Jack Reimers to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 7:25 p.m. The next item on the agenda was the discussion regarding a dealership in A-1 district with Jared & Sarah Rasmussen in SE ¼ of Section 33-16-10W. Sarah Rasmussen was present to inform the board of what their intentions are, she explained they would have at most 3 to 4 farm vehicles, and advertise them through Craigslist and small time advertising, no signs would be on the road or highway for advertising. A motion was made by Ken Kozisek and 2<sup>nd</sup> by Jack Reimers to approve the dealership. Stipulations would include:

Limit of 5 vehicles

No signs other than lettering on building approved by Motor Vehicle Licensing Board.

No auxiliary lighting.



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A roll call vote was taken. The motion carried 6-0.

7:35 p.m. a discussion with Brian Polland to start a business in the SE  $\frac{1}{4}$  of section 6-13-9W which is in the A-2 district. Brian explained he bought 88 acres with the building site included. There is a 4,000 sq. ft. building he would like to add additional 4,000 sq. ft. and have a wholesale business of selling his case goods of mostly oil products. Average truck traffic would be 2 a week up to 8 and never more than 10. They would be delivering after 7:00 a.m. and before 4:30 p.m. I would not have a sign on the highway or be a bother to the neighbors at all. 60% of my business is over the phone and 40% is with the case goods delivered to the home. Previous owner did a great job of inserting underground sprinklers just about everywhere and I would have a 4 foot rock barrier and green grass around the building for fire prevention. Administrator Trumler stated this property is in A-2; therefore it is zoned for transition, but wanted the board to hear what Mr. Polland is wanting to do. After much discussion it was suggested to Mr. Polland by the board to apply to rezone the property to C-S (Highway commercial). Administrator Trumler explained procedures. No motion needed.

Last item on agenda was the discussion regarding the property of Fred Meyer located in SW  $\frac{1}{4}$  of 27-15-10. Mr. Meyer was not present for the meeting. Administrator Trumler explained that Mr. Meyer was approached by a party who would like to build a house on the 11 acre triangular piece of property zoned I-2 and needed to know if this could be done. New residences are not allowed in I-2 (heavy industrial). After much discussion the board suggested that Mr. Meyer would have to apply to rezone the property to A-2 to allow for a home to be built.

At 8:25 a motion was made by Jeff Christensen and 2<sup>nd</sup> by Ken Kozisek to adjourn. The motion carried. The next meeting will be scheduled for December 19, 2012

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Cherri Klinginsmith, Acting Secretary